

172.0

0002

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

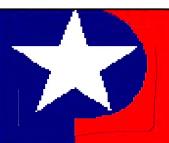
691,400 / 691,400

USE VALUE:

691,400 / 691,400

ASSESSED:

691,400 / 691,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GRADY JOSHUA & NICOLE

Owner 2:

Owner 3:

Street 1: 10 PECK AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: CHOTA TOM & -

Owner 2: CHOTA ROSEMARY YOUNG -

Street 1: 10 PECK AVE

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Half Bath, 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	70.	1.39	6									374,850						374,900	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101	3850.000	316,500			374,900	691,400						113727	
Total Card	0.088	316,500			374,900	691,400		Entered Lot Size				GIS Ref	
Total Parcel	0.088	316,500			374,900	691,400		Total Land:				GIS Ref	
Source:	Market Adj Cost				Total Value per SQ unit /Card:	400.12	/Parcel:	400.12				Insp Date	
												10/27/08	

USER DEFINED

Prior Id # 1:	113727
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	16:40:01
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	316,500	0	3,850.	374,900	691,400		Year end	12/23/2021
2021	101	FV	306,100	0	3,850.	374,900	681,000		Year End Roll	12/10/2020
2020	101	FV	306,100	0	3,850.	374,800	680,900		Year End Roll	12/18/2019
2019	101	FV	255,400	0	3,850.	369,500	624,900		Year End Roll	1/3/2019
2018	101	FV	255,400	0	3,850.	283,800	539,200		Year End Roll	12/20/2017
2017	101	FV	255,400	0	3,850.	267,700	523,100		Year End Roll	1/3/2017
2016	101	FV	229,400	0	3,850.	246,300	475,700		Year End	1/4/2016
2015	101	FV	184,100	0	3,850.	230,300	414,400		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOTA TOM &	1492-19		6/27/2016		636,000	No	No		
TENNIS RICHARD	1419-141		7/19/2012		461,000	No	No		
TENNIS RICHARD	1318-36		4/11/2006	Family		10	No	No	Maureen Tennis dod 7/13/08
	658-190		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2017	1246	New Wind	2,450	C				
2/18/2014	120	Manual	16,000	C				
1/9/2013	30	Redo Bat	11,000	C				
11/21/2012	1539	Redo Bat	11,000	C				
3/17/2011	165	Manual	774					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2017	SQ Returned	EMK	Ellen K
7/14/2015	Permit Insp	PC	PHIL C
3/13/2014	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
10/27/2008	Meas/Inspect	345	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/8/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:														
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:														
OthrFix:	Rating:	OthrFix:	Rating:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: C - Average	Year Blt: 1961	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O									
Jurisdct: G14	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 2	Rating: Average	WSFlue:	Rating:	Other			Upper										
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 2			Lvl 1										
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Total Units:	Location:	Totals	RMs: 7	BRs: 3	Baths: 1	HB			24	TQS	FFL	BMT	(768)				
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 10.8 %	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	1	7	3								
Sec Int Wall:	Override:	Total: 10.8 %	Functional:	Economic:	Special:	Interior:															
Partitio	Override:	Total: 10.8 %	Additions:	Kitchen:	Baths:	General:															
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 10.8 %	Plumbing:	Electric:	Heating:	Totals	1	7	3												
Sec Int Wall:	Override:	Total: 10.8 %	Adj \$ / SQ: 149.317	Other Features: 95500	Grade Factor: 1.00																
Partitio	Override:	Total: 10.8 %	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val													
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 10.8 %	Adj Total: 354804	Depreciation: 38319	Final Total: 316500	Juris. Factor: 1.00	Before Depr: 149.32	Val/Su Net: 139.30	Val/Su SzAd: 235.49												
Sec Int Wall:	Override:	Total: 10.8 %	Depreciated Total: 316485																		
MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:																
SPEC FEATURES/YARD ITEMS						PARCEL ID 172.0-0002-0005.A								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101									
More: N	Total Yard Items:	Total Special Features:	Total:																		